



THE CITY OF SAN DIEGO

City of San Diego
Planning & Development Review
Building Development Review
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Building Newsletter 17-8

Prefabricated Construction

Interpretations of State and Local Building Codes
1998 California Building Code: Chapter 17
Revision Date: July 1999

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The California Building Code (Building Code) Section 1704 provides for the erection of prefabricated construction provided such construction complies with the applicable provisions of the Code. In order to assure that prefabricated construction will comply with the Building Code requirements, the following procedures will be required:

I. Plan Review and Permits

- A. Plans of each model or structure must be reviewed and approved as a master plan by this department. Copies of the approved master plans must be made available by the fabricator for use by the designated inspection agency. See Section II, Item C below.
- B. A building permit shall be obtained from this department for each building or structure to be erected. A plot plan which provides the following information must also be submitted:
 1. The dimensions of the parcel of property upon which such structure is to be located, and the location of the proposed construction on the property itself.
 2. All existing structures on such parcel with the type of construction, use, size, and location of these structures.
 3. The location of on-site sewer and water facilities.
 4. The location of electric meter, point of attachment of service conductors, and gas service and meter location. Such information may be obtained from the San Diego Gas & Electric Company.
- C. Electrical and mechanical permits must be obtained, as is usual for all new construction.

II. Inspections

- A. On-Site Inspections
 1. All work done on the job site in connection with erection of the prefabricated building or structure must be inspected and approved by Inspection Services Division, Planning and Development Review.
 2. Drain, waste and vent piping must be hydrostatically tested, and gas piping must be air pressure-tested after erection of the building on its foundations.
- B. Off-Site Inspections
 1. Structural, electrical and plumbing inspections shall be provided during fabrication to assure compliance with the approved plans and appli-

cable code requirements.

2. Such inspections shall be performed by an inspection agency approved by Inspection Services. (See also Section III below)
3. Records and certification of such inspections shall be provided to Inspection Services upon delivery of the prefabricated structure to the job site. The inspection record and certification shall bear an identification number which corresponds to a similar number on each prefabricated unit. The certification shall be in the form of an inspection record, and shall be signed by the designated inspection agency. A duplicate copy of the inspection record and certification shall also be attached to, and shipped with, the prefabricated assembly.
4. Inspection and certification by an approved inspection agency shall not prevent this department from reinspecting such work after a unit is delivered to the job site.

III. Approved Inspection Agency

- A. Organizations seeking approval as inspection agencies will be required to submit their request in writing to Inspection Services and provide the following:
 1. A copy of inspector approvals from other governmental agencies, if any.
 2. Records of applicable experience, including employers, dates, location and type of work performed.
 3. Copy of all certificates and certification cards.
- B. Individual inspectors requesting approval may also be required to submit to additional written, oral and practical examination procedures administered by Inspection Services.
- C. Any prefabricated building, building component, assembly or system to be used in conjunction with a Group R, Division 1 or 3 Occupancy must bear the insignia of approval of the State of California and comply with all the requirements outlined in Building Newsletter 100-1.

IV. Questions

For questions or further information regarding inspections you may contact the City of San Diego, Inspection Services at (858) 492-5070.